

Wylie City Council

Minutes

City Council Meeting

Tuesday, June 28, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman William Whitney III, and Councilman Jeff Forrester.

Staff present were: City Manager, Mindy Manson; Fire Chief, Brent Parker; Police Chief, Anthony Henderson; Assistant City Manager, Jeff Butters; City Engineer, Chris Holsted; Development Services Director, Renae Ollie; WEDC Executive Director, Sam Satterwhite; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor pro tem Keith Stephens gave the invocation and Councilman William Whitney led the Pledge of Allegiance.

PRESENTATIONS

- **Presentations for Outgoing Wylie Boards and Commission Members. Oath of Office for Incoming Wylie Boards and Commission Members**

Mayor Hogue presented outgoing board members plaques of appreciation for their service.

Judge Terry Douglas administered the Oath of Office to the newly appointed board and commission members in attendance.

- **Employee Milestone Anniversaries.** (*L. Fagerstrom, Human Resources Manager*)

Mayor Hogue and City Manager Mindy Manson presented gifts of appreciation and recognized employees celebrating milestones in their service to the City of Wylie. They included:

Margaret Schlosstein – 10 years
Matt Green – 10 years
Casey Nash – 10 years
Jeremy Littlefield – 10 years
Candy Hawkins – 15 years

Ricardo Govea – 15 years
Archie Whitt – 15 years
Buddy McGuire – 15 years
JD Pulley – 15 years
Mary Bradley – 15 years

- **Proclamation of Parks and Recreation Month.** (*R. Diaz, Parks and Recreation Superintendent*)

Mayor Hogue presented a proclamation recognizing the month of July as Parks and Recreation Month in the City of Wylie. Recreation Superintendent Robert Diaz was present to accept the proclamation.

- **Presentation of the TAMI Award for Best Website in the State of Texas.** (*C. Kelly, Public Information Officer*)

Mayor Hogue recognized PIO Craig Kelly and Judy Truesdell for achieving the 1st place TAMI award for the State of Texas. The award was for the creation and implementation of the new City website. He also recognized the award given to the City for the Bluegrass on Ballard event for promotion and advertising.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No citizens were present to address Council during Citizens Comments.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider, and act upon, approval of the Minutes of June 14, 2016 Regular Meeting of the Wylie City Council.** (*C. Ehrlich, City Secretary*)
- B. **Consider, and act upon, approval of a Preliminary Plat for Inspiration, Phase 3 & 4 consisting of 107.629 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) and east of Aztec Trail.** (*R. Ollie, Development Services Director*)
- C. **Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2016.** (*L. Bantz, Finance Director*)
- D. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2016.** (*L. Bantz, Finance Director*)

- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2016. (*S. Satterwhite, WEDC Director*)

Council Action

A motion was made by Councilwoman Arrington, seconded by Councilman Forrester to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

1. Hold a Public Hearing and consider, and act upon, amending regulations to Zoning Ordinance No. 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) as it relates to design guidelines and standards within the Downtown Historic District. ZC 2016-07 (*R. Ollie, Development Services Director*)

Staff/Council Comments

Development Services Director Ollie addressed Council stating that the City Council has declared, as a matter of ordinance, that the preservation, protection, and use of landmarks and historic districts is a public necessity because they have a special character or a special historic, architectural, aesthetic, or cultural interest and value and thus serve as visible reminders of the history and heritage of the City of Wylie.

Ollie explained that in early 2015, the Historic Review Commission (HRC) directed Staff to consider amendments to the DTH ordinance to provide for more stringent guidelines within the Ordinance to require more period specific design. Through the course of several work sessions, the HRC developed such amendments that would better clarify the design guidelines for new development within the district. This included defining contributing and non-contributing structures.

- Contributing structures would be those buildings built between the periods of significance (1890-1940) and adds to the overall historic integrity and architectural quality of the district.
- Non-contributing structures are existing buildings within the district that do not contribute to the historic character and usually constructed after the period of significance.

The current ordinance defines Substantial Renovations as alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters. The Historic Commission is recommending that the change of exterior paint also be included as a substantial renovation. This would require HRC approval of any exterior color. In addition, the recommendation is also to restrict any like color from being repeated on both sides of the street and adjoining streets.

The ordinance was categorized by New Structures and Existing Structures for both commercial and residential uses. A primary function of the ordinance is to distinguish between standards and guidelines.

Mayor Hogue stated that he was concerned with the number of changes proposed and had some concerns regarding the changes. He stated he did not think the discussion and changes could be completed during the meeting.

Councilwoman Culver stated that it was her understanding when the Council created the Historic Review Commission, they would function on as "as needed" basis. She noted her concern was with the private property owner having to jump through hoops just to re-paint their home. Councilwoman Culver asked why the board has gotten to this point. Ollie reported that about a year prior, a request had come before

the commission asking to construct a new home/business which was allowed by right. The construction was not going to carry a specific style or period of historic home. The Commission wanted to place restrictions on the applicant, such as porch size and yard size. The ordinance in place at that time was not that restrictive, however the commission wanted to make the ordinance more restrictive to give more authority to the commission. Councilwoman Culver stated the home in question had no historical value. She asked if the ordinance was created to protect "historic" homes. Ollie replied that was correct. Councilwoman Culver stated she was not in favor of more restrictions and felt the Council should re-evaluate the authority of the HRC and postpone any action until that time.

Public Hearing

Mayor Hogue opened the public hearing on Item #1 at 6:55 p.m., asking anyone present to address Council to come forward.

Sandra Stone, residing in the Wylie Historic District, addressed Council stating that she lives in the historic district. She explained her home was over 130 years old and wanted the restrictions in place to protect her home. She was in favor of the proposed changes.

Mayor Hogue reminded Ms. Stone that many of the homes in the historic district were not "historic" due to the fire that damaged many of the existing homes and required rebuilding.

Bob Heath, representing the Historical Society, stated he had been involved in historic preservation for 40 years. He stated that he was in favor of the proposed changes to preserve the historic heritage of Wylie.

No other citizens were present to address Council. Mayor Hogue closed the public hearing at 7:02 p.m.

Mayor pro tem Stephens stated he was delighted to hear from persons in the Historic District and hoped that he would have the opportunity to hear from more residents in the district. He had concerns with requiring a homeowner to come to the commissions for paint approval when the historic pallet was available to choose from for color choices. Councilman Dahl stated he believed in property rights. He stated better guidelines needed to be in place that would direct the commission in decisions made. He stated, "We are not establishing another layer of restrictions but rather establishing guidelines to influence behavior, in my opinion." Councilman Dahl suggested a work session with the Historic Review Commission and perhaps Planning and Zoning to discuss reasonable guidelines.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to table consideration of amending regulations to Zoning Ordinance No. 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) as it relates to design guidelines and standards within the Downtown Historic District. ZC 2016-07; and to direct staff to establish a work session involving the Historic Review Commission and if necessary, Planning and Zoning Commission and provide detailed guidelines for Council to consider. A vote was taken and the motion passed 7-0.

2. **Consider, and act upon, approval of Resolution No. 2016-15(R) authorizing the City Manager to execute an Impact Fee Agreement with Bloomfield Homes, L.P. for the construction of the northbound lanes of Wylie East Drive. (C. Holsted, City Engineer)**

Staff Comments

City Engineer Holsted addressed Council stating that when Wylie East High School was built, four lanes of Wylie East Drive were constructed adjacent to the school property and two lanes of the roadway (the southbound side) were constructed north of the school site to SH 78. Wylie East Drive is shown as a secondary thoroughfare (4-lane divided) on the City of Wylie Thoroughfare Plan and the project is included in the Capital Improvements Plan and impact fee calculation.

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Forrester to approve Resolution No. 2016-15(R) authorizing the City Manager to execute an Impact Fee Agreement with Bloomfield Homes, L.P. for the construction of the north bound lanes of Wylie East Drive. A vote was taken and the motion passed 7-0.

WORK SESSION

- **Presentation of compensation market survey and analysis.** (*J. Butters, Asst. City Manager*)

Assistant City Manager Butters introduced Andrew Knutson, representing Segal Waters Consulting. Mr. Knutson reviewed the Market Compensation Study recently completed by the company. He reviewed Market Comparisons with benchmarks including commonality of positions, competition of jobs, location, services provided, comparable city size and budget, and other criteria. Knutson reviewed the cities that were surveyed in the market analysis.

He presented the current pay structure and the proposed pay structure for 53 identified positions. Implementation cost of the recommended pay structure totaled \$849,144.45.

Further discussion will take place during the FY 2016/2017 budget work sessions scheduled for July/August.

Mayor Hogue convened into Executive Session at 7:48 p.m. reading the captions below.

EXECUTIVE SESSION

Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

§§Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- **Discussion regarding property generally located near the intersection of Country Club and Brown St.**

Mayor Hogue reconvened into Open Session at 8:01 p.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of Executive Session

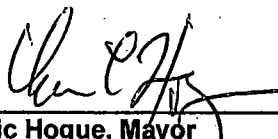
Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to approve the donation of real property agreement between the City of Wylie and Collin College and authorize the Mayor to execute the same. A vote was taken and the motion passed 7-0.

Mayor Hogue announced this action will allow Collin College to build a campus in Wylie.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl, to adjourn the meeting at 8:05 p.m. A vote was taken and the motion passed 7-0.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

